

Laytonia Recreational Park -- No. 038703

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Gaithersburg Vicinity**
 Relocation Impact **None**

Date Last Modified
 Previous PDF Page Number
 Required Adequate Public Facility

February 13, 2004
 21-31 (03 App)
 NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	1,521	0	0	1,521	0	288	490	242	242	259	0
Land											
Site Improvements and Utilities	7,860	0	0	7,860	0	0	0	211	3,070	4,579	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	9,381	0	0	9,381	0	288	490	453	3,312	4,838	0

FUNDING SCHEDULE (\$000)

Program Open Space	0	0	0	0	0	0	0	0	0	0	0
G.O. Bonds	9,381	0	0	9,381	0	288	490	453	3,312	4,838	0
Current Revenue: General	0	0	0	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				1	0	0	0	0	0	1	0
Energy				13	0	0	0	0	0	13	0
Program-Staff				43	0	0	0	0	0	43	0
Program-Other				130	0	0	0	0	0	130	0
Net Impact				187	0	0	0	0	0	187	0
Workyears				1.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0

DESCRIPTION

This project provides for design of Laytonia Recreational Park. The park is located at the northwest quadrant of the intersection of Muncaster Mill Road and Airport Road in the vicinity of Derwood. Access will be from Muncaster Mill Road--right-in and right-out only--and from Airport Road. The park consists of three parcels totaling nearly 51 acres: an undeveloped surplus school site, a parcel to be dedicated through the subdivision process, and an adjacent church site recently purchased by the Commission. A portion of the proposed park site is reserved for a regional library for the Montgomery County Department of Public Libraries.

Proposed facilities include two lighted and irrigated regulation-sized baseball fields with 90 foot baselines, 375 foot sidelines and 400 foot distance to centerfield, and two lighted and irrigated baseball fields with 75 foot baselines, 275 foot sidelines and 300 foot centerfield. Fields are planned with bleachers, bench and warm-up areas. The larger baseball fields can accommodate baseball users from the eighth grade through college level and adults. The smaller baseball fields can accommodate little league play through the seventh grade. The central plaza of the ballfield area includes restrooms, a press box, and a vending area.

Other proposed facilities include a small maintenance building, lighted in-line hockey rink, playground, lighted basketball court, two picnic shelters, extensive pathways and landscaping. The site will also provide trailhead parking to access the adjacent subdivisions and the Agricultural History Farm Park. An extensive eight-foot wide paved trail system within the park will connect to an existing natural surface trail on the north side of the proposed park. Design fees will include well testing to determine whether well water is feasible for irrigation; findings will affect the Operating Budget Impact. Design fees include an additional limited traffic study to further assess the warrants for a signal at the Airport Road entrance. During final design, staff will also determine if a sand volleyball court is feasible in the vicinity of the picnic area, as requested during public review of the plan.

The proposed road through the park will be constructed to tertiary standards. The Commission will transfer maintenance responsibilities to the County when the library and adjacent Covenant Life Church are constructed because both will also use the road.

JUSTIFICATION

Park, Recreation, and Open Space Master Plan (PROS): A Local Land Preservation and Recreation Plan, approved by the Montgomery County Planning Board in July, 1998. As established by the adopted PROS Plan, there is a need for ten additional Countywide (regional and recreational park) ballfields by the year 2010. Currently, there are only nine regulation-sized baseball fields throughout Montgomery County. The proposed fields will help to alleviate the shortage of regulation-sized fields and address the increasing popularity of baseball in the County.

The project site is located in the Upper Rock Creek Master Plan (1985) area, and neither the park nor the library is addressed in the approved and adopted master

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY03	(\$000)
Initial Cost Estimate		0
First Cost Estimate		
Current Scope	FY00	0
Last FY's Cost Estimate		8,931
Present Cost Estimate		9,381
Appropriation Request	FY05	0
Appropriation Req. Est.	FY06	827
Supplemental Appropriation Request	FY04	0
Transfer		0
Cumulative Appropriation		0
Expenditures/		
Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY02	0
New Partial Closeout	FY03	0
Total Partial Closeout		0

COORDINATION

Maryland State Highway Administration (SHA)
 Department of Public Works, Facilities and Services
 Montgomery County Department of Public Libraries
 Montgomery County Revenue Authority

M-NCPPC asserts that this project conforms to the requirements of relevant local plans as required by the Maryland Economic Growth, Resource Protection and Planning Act.

MAP

See Map Next Page

plan. However, the Commission is updating the master plan and will address the proposed park, library, and required sewer category change. The Planning Board approved a draft updated master plan in July 2003 and forwarded it to the County Council in Fall 2003. Stormwater management facilities will be sized and constructed to accommodate the library when the park is constructed.

Plans and Studies

The Montgomery County Planning Board approved the facility plan on July 30, 2001. A review of impacts to pedestrians, bicycles and ADA (Americans with Disabilities Act 1991) will be performed and addressed by this project. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues will be considered in the design of the project to ensure pedestrian safety.

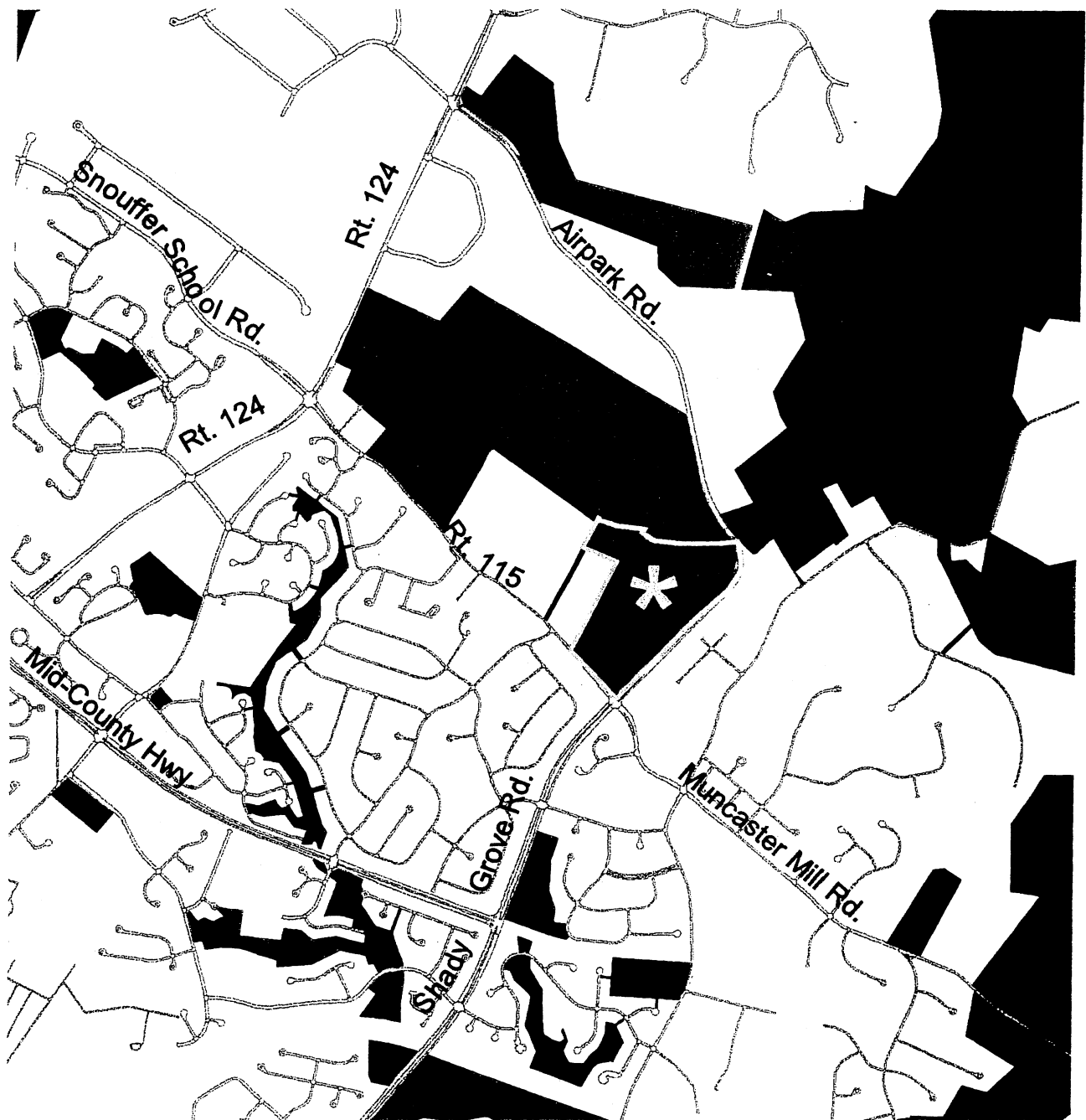
Cost Change

Inflation; increase in design costs to reduce parking, add batting cages, and make minor adjustments to layout in accordance with the Planning Board's request at the time the facility plan was approved.

STATUS

Planning stage.

LAYTONIA RECREATIONAL PARK & VICINITY



Casual User Application

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Legend

- Road_1.shp
- Parks.shp
- County Boundary

Scale: 1" = 2000'